



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 17-027

Agenda Date: 3/15/2017

Status: Public Hearing

To: City Commission

Agenda #: 6c.

From: Community Development Director Laura Terway

File Type: Land Use Item

SUBJECT:

Appeal File AP 16-02, Modifying the Conditions of Approval for Construction of a New Medical Office Building and Parking Lots (Planning File DP 16-03)

RECOMMENDED ACTION (Motion):

Staff recommends the City Commission approve appeal file AP 16-02, modifying the conditions of approval for construction of a new medical office building and parking lots known as file number DP 16-03.

BACKGROUND:

On November 9, 2016 the City of Oregon City staff, through a Type II decision, granted conditional approval of a Detailed Development Plan (DDP) and Lot Line Adjustment for Providence Health and Services ("appellant") to construct a two-story, approximately 30,000 sq. ft. medical office building on the west side of Division Street, consistent with the Master Plan CP 11-01 approved March 1, 2012, and Amendment to the Master Plan CP 15-02 approved April 11, 2016. The proposal additionally included construction of associated parking lots and a lot line abandonment to combine eight properties into a single lot.

On November 22, 2016 the appellant appealed the decision asking that the City revise two of the conditions of approval imposed as part of the DDP that are summarized as follows:

- Condition of Approval #1: Requires full depth pavement restoration on Division Street, 15th Street, and 16th Street to be completed during the current phase of development, and
- Condition of Approval #5: Requires evaluation and potential replacement of undersized pipes and other downstream capacity issues in the stormwater system.

The appellant and City staff have agreed to revisions to Conditions of Approval #1 and #5 which fully resolve the appellant's concerns. These revisions are based on the provision of additional evaluation of the condition of the pavement on Division Street, 15th Street and 16th Street. These revisions include:

- Condition of Approval #1: Full depth pavement restoration to be completed on or before October 31, 2018.
- Condition of Approval #5: Other options for addressing downstream capacity, including on-site retention consistent with the City's stormwater standards.

Staff recommends that the existing approval be modified and this appeal resolved.